



Battle Creek Historic District Commission

Staff Report

Meeting: March 9, 2015

To: Historic District Commission

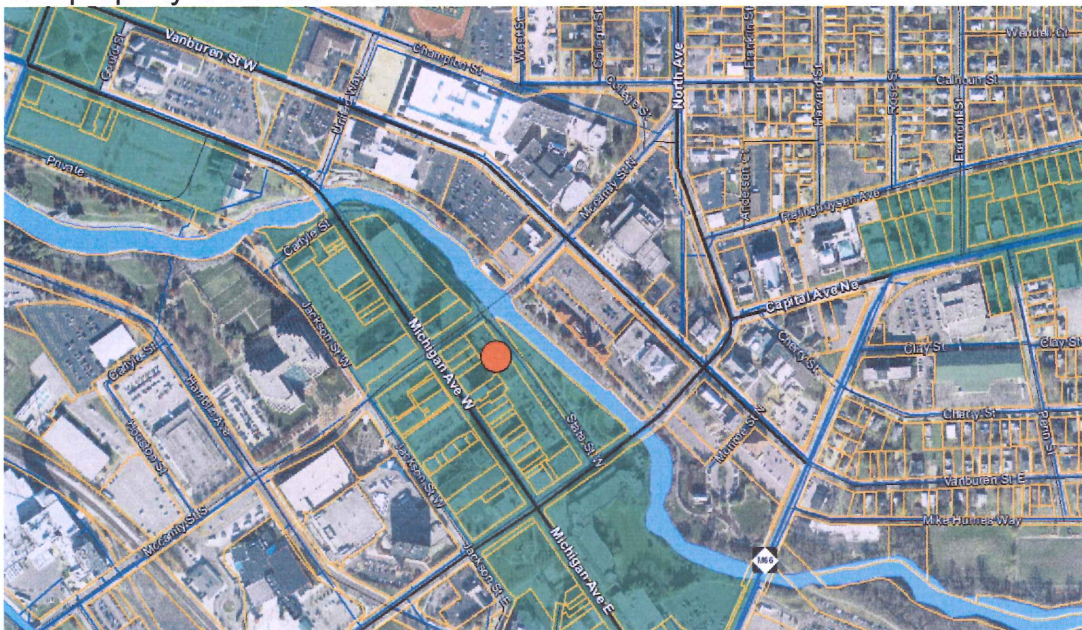
From: Glenn Perian, Senior Planner

Date: March 3, 2015

Subject: The petition filed by James Donahue/Battle Creek Books for the issuance of a Determination of Appropriateness to install a sign at 51 W. Michigan Avenue that will comply with zoning and historic district commission requirements.

Site:

The property is located in the Local Central Business District Historic District.



Summary of Request

The proposed project includes the installation of an oval projection sign, 12 sq. ft. in area to advertise a new business that meets zoning and HDC approval requirements for the issuance of a Certificate of Approval at property located at 51 W. Michigan Avenue. The Applicant has provided a rendering of what the proposed sign looks like and it is included in your packet. The sign is proposed to be located above the awning over the door and the business owner is expected to be at the meeting to answer any questions you may have related to the project. As a side note, a previously approved awning (2010) is part of the project but does not require any additional approvals from the HDC.

Public Notice Requirements:

Public notice has occurred as outlined under MCL Section 399.205 Section 5 (6)...*"the business that the commission may perform shall be conducted at a public meeting of the commission held in compliance with the open meetings act, Act No. 267 of the Public Acts of 1976, as amended, being sections 15.261 of 15.275 of the Michigan Compiled Laws. Public notice of the time, date, and place of the meeting shall be given in the manner required by Act No. 267 of the Public Acts of 1976, as amended.*

Applicable HDC Guidelines and Analysis for a Certificate of Appropriateness to install a business identification projection sign at the property located at 51 W. Michigan Avenue.

This property is reviewed in accordance with City of Battle Creek Building and Housing Code Chapter 1470 "Historic Preservation", as amended, the Michigan's Local Historic Districts Act, as amended, and the criteria for the National Register of Historic Places as outlined in the Secretary of the Interior's Standards and Guidelines.

Specifically, the Commission shall follow Section 1470.09, as:

(b) The Commission shall also consider all of the following:

- (1) The historic or architectural value and significance of the resource and its relationship to the historic value of the surrounding area.***
 - (2) The relationship of any architectural features of the resource to the rest of the resource and the surrounding area.***
 - (3) The general compatibility of the design, arrangement, texture, and materials proposed to be used.***
 - (4) Other factors, such as aesthetic value that the Commission finds relevant.***
- (c) The Historic District Commission shall review and act upon only exterior features of a resource and shall not review and act upon interior arrangements...***

And

1470.17 PRESERVATION OF HISTORIC FEATURES.

- (a) Every reasonable effort shall be made to provide a compatible use for a resource which requires minimal alteration of the building, structure or site and its environment, or to use the resource for its originally intended purpose.*** This project includes the installation of a projection sign to the building at 51 W. Michigan Avenue. Staff believes that the sign is acceptable for approval and for the Commission to issue a Certificate of Appropriateness for the project.

- (b) ***The distinguishing original qualities or character of a resource and its environment shall not be destroyed. The removal or alteration of any historic material or distinctive architectural features shall be avoided when possible.*** The proposed work to the building is to add a projection sign to the building. Staff does not believe any historic or distinctive architectural features will be destroyed in the process. Furthermore, the sign could be removed in the future or changed for another business.
- (c) ***All resources shall be recognized as products of their own time. Alterations that have no historic basis and which seek to create an earlier appearance shall be discouraged.*** No materials or site work are being proposed that will create an earlier appearance and an identification sign is desired for customers to easily locate the business.
- (d) ***Changes which may have taken place in the course of time are evidence of the history and development of a resource and its environment. These changes may have acquired significance in their own right, and this significance shall be recognized and respected.*** Staff does not think that this requirement applies to this project.
- (e) ***Distinctive stylistic features or examples of skilled craftsmanship which characterize a resource shall be treated with sensitivity.*** Staff does not believe this requirement applies to this project.
- (f) ***Deteriorated architectural features shall be repaired rather than replaced wherever possible. In the event replacement is necessary, the new material should match the material being replaced in composition, design, color, texture and other visual qualities. Repair or replacement of missing architectural features should be based on accurate duplications of features, substantiated by historic, physical or pictorial evidence rather than on conjectural designs or the availability of different architectural elements from other resources.*** This element does not apply to this project.
- (g) ***The surface cleaning of resources shall be undertaken with the gentlest means possible. Sandblasting and other cleaning methods that will damage the historic materials shall not be undertaken.*** This element does not apply to this project.
- (h) ***Every reasonable effort shall be made to protect and preserve archaeological resources affected by or adjacent to any project.*** Staff does not think this applies to this project.
- (i) ***Contemporary design for alterations and additions to existing resources shall not be discouraged when such alterations and***

additions do not destroy significant historic, architectural or cultural material and when such design is compatible with the size, scale, color, material and character of the property, neighborhood or environment. Staff believes that the proposed work will meet this requirement for the project.

- (j) ***Whenever possible, new additions or alterations to resources shall be done in such a manner that if such additions or alterations were to be removed in the future, the essential form and integrity of the resource would not be unimpaired.*** This requirement does not apply to this project.

(Ord. 14-97. Passed 8-5-97.)

Recommendation:

The work proposed is for the purposes of identifying a business in the local central business district. The project is a necessity for the business and staff believes the proposed work complies with standards outlined in Chapter 1470 and should be approved. As contained herein, staff is not aware of any issues that the Commission might find in conflict with Chapter 1470 "Historic Preservation", the Michigan Local Historic Districts Act or the Secretary of the Interior's Standards and Guidelines.

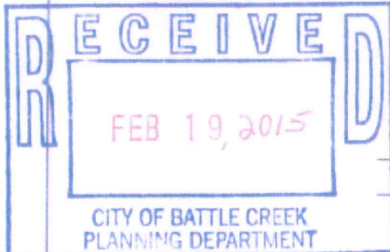
Therefore, planning staff recommends approval of a certificate of appropriateness for the proposed work outlined in the plan submitted to install the proposed signage at 51 W. Michigan Avenue, as the request meets the standards outlined in Chapter 1470.09 "Review of Applications", Chapter 1470.17 "Preservation of Historic Features" and the Secretary of the Interior's Standards and Guidelines, as outlined in the staff report.





City of Battle Creek

Department of Planning and Community Development
10 N. Division Street, Ste. 117 • Battle Creek, Michigan 49014
Phone: (269) 966-3320 • www.battlecreekmi.gov



HISTORIC DISTRICT COMMISSION

Application for (check all that applies)

☒ Certificate of Appropriateness (for repairs or rehab projects)

☐ Notice to Proceed (for demolition requests)

Petition No. #H-05-15

Date Received: 2-19-15

APPLICANT**

NAME: James Donahue / Battle Creek Books
ADDRESS: 51 Michigan Ave. W Suite A Battle Creek, MI
PHONE: 269-339-1877 FAX: 269-441-1122 49017
EMAIL: battlecreekbooks@gmail.com

OWNER (if different from applicant)

NAME: KCFCU Properties LLC
ADDRESS: P.O. Box 140 Battle Creek MI 49016
PHONE: (269) 968-9251 FAX: _____
EMAIL: mogrin@hello99cfcu.org Michael J. Ogryn - CFO
Michael J. Ogryn

**If the applicant is not the property owner, a letter signed by the owner agreeing to the application to the Historic District Commission must be included with the application.

SUBMITTAL REQUIREMENTS/EXISTING CONDITIONS

Address(es) of property for which the request is being sought: 51 Michigan Ave. W. Suite A

Current use of the property: bookstore (new) tenant of KCFCU

List existing structures on the property and the approximate age of each. _____

Please list all activities/proposed work for the property area and how the proposed work relates to the building as a whole.

retail bookstore

REQUESTING
*NEW

1) books/new used

2) magazines

3) cards/prints

Projecting
Sign (see attached)

Indicate in which manner the proposed work will result in changes to the size and/or appearance of the features outlined in this application.

Very modest awning (smaller than either
modest signage (projecting awl) neighbors!)

Does the work proposed include maintenance/repair of existing features of the structure, or will it create new features that do not currently exist?

new

Please indicate the existing building materials of the following structural features and the proposed materials if that feature is included as part of the application.

	Existing Materials	Proposed Materials (if applicable)
Roof		
Windows		
Siding		
Foundation		
Other <input checked="" type="checkbox"/>		① - small awning over door ② - modest projecting sign by Jetco < 12 sq ft

For Notice To Proceed requests only:

What options have you explored for the repair or relocation of the structure proposed for demolition? (< 3x4)

SUBMITTAL REQUIREMENTS

As outlined in "HDC, Information and Procedure", each request requires supplementary items that thoroughly describe the existing structure and proposed project. These items are to be submitted with the completed application; incomplete applications will not be forwarded to the Historic District Commission.

APPLICANT SIGNATURE

By signing this application, the applicant hereby declares that all answers given herein are true to the best of their knowledge, and confirms that all information required for Historic District Commission review has been submitted. Furthermore, the applicant confirms that they have thoroughly read the "Historic District Commission, Information and Procedures" and agrees to comply with all requirements and procedures outlined therein.

Name

Date

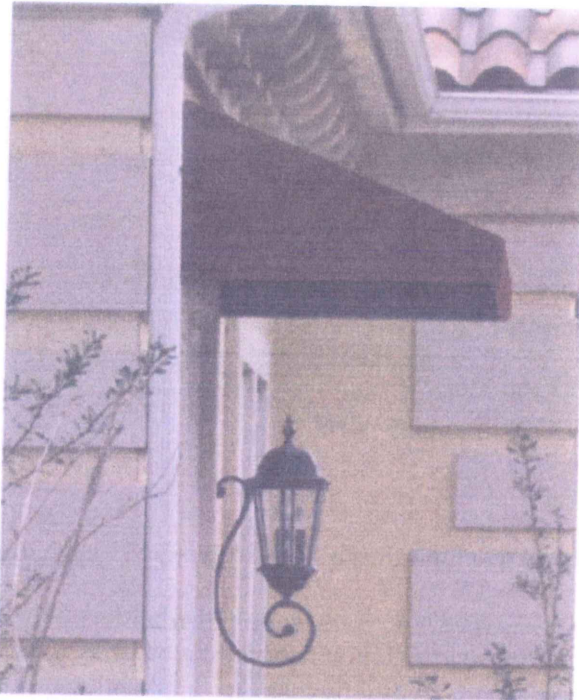
Owner Signature

Michael J Ogryn

2-19-2015

Feb 18, 2015

Proposed front door awning for **BATTLE CREEK BOOKS**
51 Michigan Ave. W. Suite A, Battle Creek, MI 49017



Beauty Mark New Yorker Low Eave Window / Entry Awning - 6 Feet

This stylishly simple Beauty Mark awning definitely has New Yorker written all over it! This 6 ft. awning can be used for both commercial and residential applications, and is easy to assemble and install in as little as 1 hour. Awnings not only protect you from harmful UV rays-they block up to 70 percent of heat uptake on west-facing windows and doors, and they protect furniture, floors, and draperies from fading from too much sun. These awnings come in 35 colorful solids and stripes to choose from and feature a 5 year limited warranty.

This model has a 36" projection. Color: Burgundy. Valance: Solid

- For Windows or Entries.
- Residential & Commercial Applications.

Benefits

- Beauty & Function in one product
- Blocks up to 70% of heat uptake on west facing windows and doors.
- Protects furniture, floors and draperies from fading
- Protects skin from harmful UV rays.
- 5-year limited warranty.

Uses & Ideas

- Over windows
- Entry doors
- As an indoor window treatment
- [With signage for a business entry \(click for details\)](#)

Size & Function

- Outset width 4.5" (width is 2.25" beyond casement, each side)
- Stationary awning (not retractable)

Assembly & Installation

- Comes partially assembled & delivered to your door.
- Easy to assemble & install in about 1 hour (requires 1 installer)
- Comes with: Wall brackets, stainless steel hardware
- Minimum mounting height from ground/deck = 76 in.
- Minimum mounting clearance above window/door = 18 in.
- Required Tools: High speed drill/adjustable wrench/phillips & hex drivers/level/ladder/tape measure/chalk line/hammer
- Due to the wide variety of building surfaces, Awntech does not supply the hardware to install your awning on the wall. You will need to purchase installation hardware at your local hardware store. The manual (download below) will advise you on different surface applications.

Fabrication

- Fabric: Beauty-Mark® Long Life Designer Outdoor Acrylic Fabrics.
- Resistant to fading, moisture, mildew & soil.
- Fabric Choices: Approximately 35 designer solids & stripes (see color chart)
- Frame: Structural aluminum tubing (commercial strength)
- Stitching: Beauty-Mark SuperStrength monofilament thread (will not rot or discolor)

Testing

- Tested to withstand Level 3 hurricane winds (125mph)
- Engineered to withstand heavy snow loads
- The Awning Support System meets or exceeds all Uniform Building Code requirements

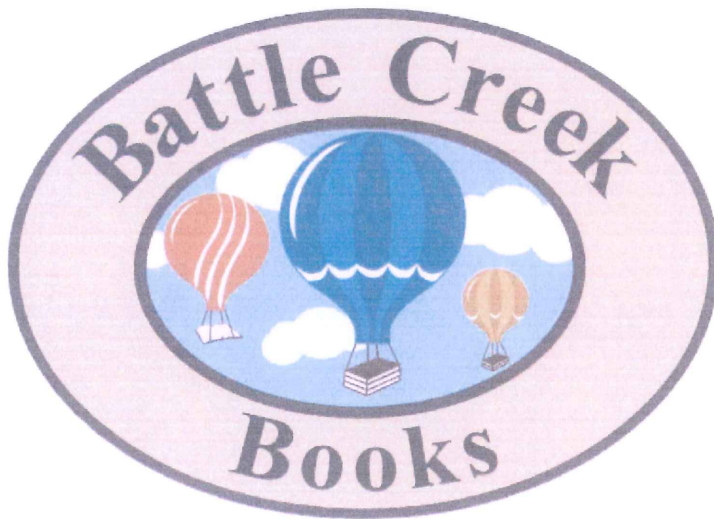
Manufacturer: Awntech

Awntech Part Number: EN23-6

eCanopy Item Number: AWT-EN23-6

UPC: 731478661980

Similar image of what *Battle Creek Books*
Oval, perpendicular sign might look like



Interestingly, we had never seen the sample image before designing our own!
NOTE: Mitchell's Book Corner is a full service, independent book store on
HISTORIC Nantucket Island, MA

projecting sign = 8' above sidewalk
12 sq ft max
c. 35' = 42

Wall sign = 1.2x's frontage; max 100 sq ft ~ 35' front.
in sq feet (max 100 sq ft)

Canopy = ROW permit through DPW?
andrew Michalowski 916-3355

SIGN PERMIT APPLICATION

RECEIVED

Area Metropolitan Services Agency

FEB 23 2015

Please make your check payable to and send it to, the appropriate jurisdiction noted.

Initial: SH

Please mark box for appropriate jurisdiction.

- ☐ Bedford Township
115 S Uldriks Drive
Battle Creek, MI 49017
ph: 269-965-9096
fx: 269-965-0908
- ☒ City of Battle Creek
10 N Division St, Ste 117
Battle Creek, MI 49014
ph: 269-966-3382
fx: 269-966-3654
- ☐ Pennfield Township
20260 Capital Ave NE
Battle Creek, MI 49017
ph: 269-968-4422
fx: 269-968-2021
- ☐ City of Springfield
601 Avenue A
Springfield, MI 49015
ph: 269-965-3880
fx: 269-965-0114
- ☐ Newton Township
7988 G Drive South
Ceresco, MI 49033
ph: 269-979-3212
fx: 269-979-4470

Administrative Section: 23

- ☐ Cash
☐ Check # Visa Receipt # 17869 Inspector Approval _____ Issued Permit # _____

Zoning Administrator Approval _____ Date _____

I. JOB LOCATION

NAME OF BUSINESS AND BUSINESS OWNER Battle Creek Books / Jim Donahue HAS AN ELECTRICAL PERMIT BEEN OBTAINED FOR THIS PROJECT?
☐ YES ☐ NO ☒ N/A

STREET ADDRESS & JOB LOCATION (STREET NO. & NAME)

ZONING CLASSIFICATION

51 Michigan Ave. W. Battle Creek MI 49017C-4/C-7

JOB SITE TELEPHONE

CELL NUMBER

FAX

269-441-2665269-339-1877269-441-1122

NUMBER OF EXISTING SIGNS

TOTAL SQUARE FOOTAGE OF EXISTING SIGNS

NoneNone

II. SIGN CONTRACTOR (if applicable)

NAME Jetco Signs ADDRESS 302 SW Capital Ave CITY/STATE Battle Creek ZIP 49037

PHONE NUMBER

FAX NUMBER

E-MAIL ADDRESS

269-420-0202jetconlogue@jetcosigns.com

III. ELECTRICAL CONTRACTOR (if applicable)

NAME ADDRESS CITY/STATE ZIP

PHONE NUMBER

FAX NUMBER

E-MAIL ADDRESS

IV. LOCATION OF SIGN

V. COST OF SIGNS

☒ On Premise Sign☐ Off Premise Sign

In Battle Creek, call the Planning Department at 966-3320 before submitting an application for an off premise sign.

Portable/Temporary Sign

Permanent Sign

Administration Fee \$25

Administration Fee \$50 50

Zoning Approval \$15

Zoning Approval \$25 25

Inspection Fee \$25

Inspection Fee (1" \$1,000 of Cost) \$50 50

Plan Review (if applicable) \$25

Each Addl \$1,000 \$20Plan Review (if applicable) \$25 25

Total Fee Paid:

Total Fee Paid: 150

VI. SIGN INFORMATION

QUANTITY	TYPE OF SIGN (FASCIA, ROOF, POLE, ETC)	TYPE OF MATERIAL	LENGTH		WIDTH		NUMBER OF SIDES	TOTAL DISPLAY AREA	HEIGHT ABOVE STREET	
			FT	IN	FT	IN			FT	IN
<u>one</u>	<u>perpendicular</u>	<u>solid + steel</u> <u>aluminum</u> <u>allweather</u>	<u>4</u>	<u>-</u>	<u>3</u>	<u>-</u>	<u>two</u>	<u><12 sqft</u>	<u>9</u>	

APPLICATIONS MUST INCLUDE CONSTRUCTION DRAWINGS AND SITE PLAN

VII. COMMENTS/DESCRIPTION

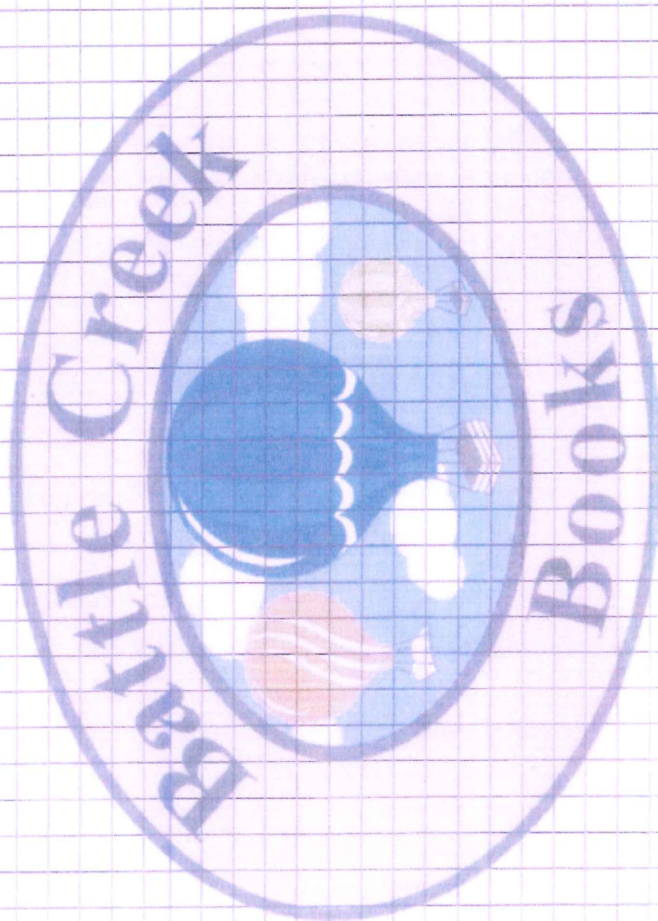
Perpendicular Sign to be placed above modest awning over door

1) Adds desperately needed "3-dimensional" effect on otherwise flat / bland building front

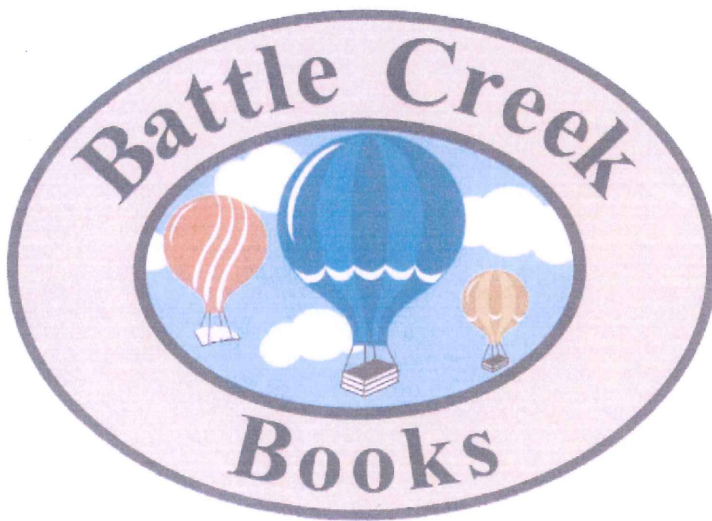
2) Consideration for "classy", attractive appearance in keeping with "flavor" of bookstores

3) Complimentary to surrounding establishments and similar to existing signs on street

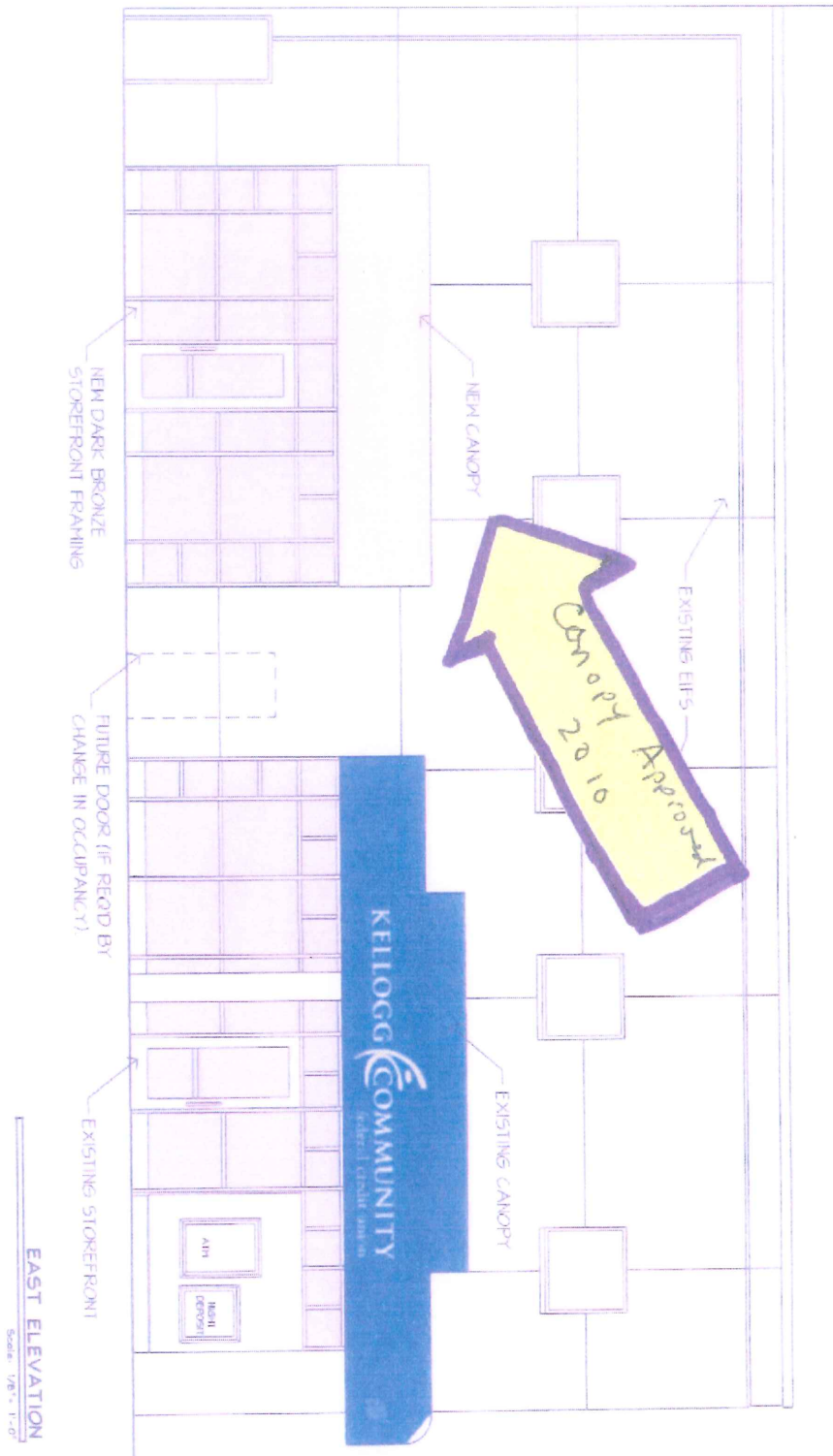
DRAWING SPACE PROVIDED ON BACK SIDE



Similar image of what *Battle Creek Books*
Oval, perpendicular sign might look like



Interestingly, we had never seen the sample image before designing our own!
NOTE: Mitchell's Book Corner is a full service, independent book store on
HISTORIC Nantucket Island, MA



PAGE NO: ASK-1	PROPOSED ELEVATION	REF. SHEET NO.:	DATE: 07/18/12
SCALE: 1/8" = 1'-0"	JOB NAME: Kellogg Community Federal Credit Union		
FILE NAME: 1209 A200.DWG	JOB NUMBER: 1209	BATTLE CREEK, MI	

November 19, 2010

CERTIFICATE OF APPROPRIATENESS

51 W MICHIGAN AVE

Petition submitted by Sign Art Inc., Mr. Gerry Tillmann, requesting to remove existing 32 ft. awnings on each elevation and install new awnings that include signage for Kellogg Community Federal Credit Union; add two smaller awnings for future additional new tenant spaces; also store front update regarding door openings for new tenants for property located at 51 W MICHIGAN AVE.

Sign Art Inc.
Attn: Mr. Gerry Tillmann
5757 E. Cork Street
Kalamazoo, MI 49048

Kellogg Community Federal Credit Union
41 Second Street
Battle Creek, MI 49017-6286

On November 8, 2010, the Historic District Commission of the City of Battle Creek reviewed the application submitted for the above noted property.

The application for the following work being done: Removal of existing 32 ft. awning on each elevation and installation of new awnings that include signage for Kellogg Community Federal Credit Union in addition to adding two smaller awnings for future new tenants; also to include store front update regarding door openings for new tenants, as stated for property located at 51 W MICHIGAN AVE has been APPROVED by the Historic District Commission as submitted with the stipulation that it meets City Code.

If you have any questions, please feel free to contact Glenn Perian at 966-3320.

Sincerely,

HISTORIC DISTRICT COMMISSION
OF THE CITY OF BATTLE CREEK

By Direction of the Chairperson

CC. Building Inspections
lap